

SHIREWOOD ADDITION
PHASE IV
V2377,P279

LOT 5
SHIREWOOD ADDITION
PHASE III
V648,P245

VILLAS AT
WESTWOOD
CONDOS

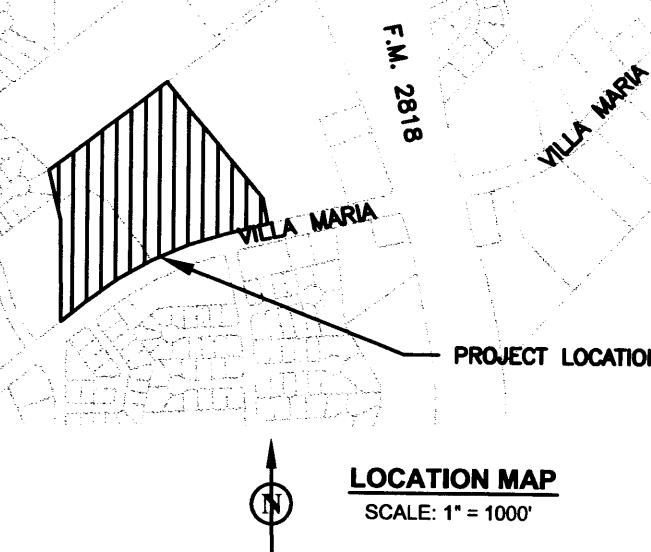
LYON, JOHNNY
FOSTER
13.103 acres
694000-0018-0610

TRACT 'A'
PROPOSED RE-ZONING
PLANNED DEV. (PD)
10.286 ACRES

N/F
MR. KENNETH R MELBER
11.927 ACRE TRACT & 3.325
ACRE TRACT
2628/189

TRACT 'B'
ZONED COMMERCIAL (C)
4.852 ACRES

THOMPSON, A
LEON JR
729573 sq ft
694000-0018-0627



GENERAL NOTES:

1. THE LAND IS CURRENTLY ZONED COMMERCIAL. THE TOWNHOME PORTION OF THE DEVELOPMENT SHALL BE REZONED TO PLANNED DEVELOPMENT (PD).
2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C141 C, DATED JULY 2, 1992.
3. ALL BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE FOR TOWNHOME SUBDIVISIONS.
5. ALL RIGHT-OF-WAYS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
6. THE METES AND BOUNDS OF PROJECT PROPERTY FOUND HEREIN ARE FROM BOUNDARY SURVEY PROVIDED BY KERR SURVEYING IN AUGUST 2005.
7. THERE WILL BE A HOME OWNERS ASSOCIATION (HOA) INSTITUTED WITH THIS TOWNHOME DEVELOPMENT. ALL COMMON AREAS AND THE DETENTION POND FACILITY SHALL BE OWNED AND MAINTAINED BY THE HOA.
8. ALL ACCESS TO COMMERCIAL LOTS SHALL BE FROM LASSITER DRIVE.
9. ALL RESIDENTIAL STREETS SHALL BE 27' BC-BC (UNLESS NOTED OTHERWISE) AND BE OF ASPHALTIC PAVEMENT AS REQUIRED BY THE CITY OF BRYAN DESIGN SPECIFICATIONS.
10. THERE IS AN EXISTING 4' SIDEWALK ALONG VILLA MARIA DRIVE THAT WILL NOT BE DISTURBED AND SHALL BE CONNECTED TO INTERNAL SIDEWALK SYSTEM.
11. PETROLEUM SITE SHALL HAVE SERVICE ACCESS OFF OF VILLA MARIA.
12. EMERGENCY FIRE TRUCK HAMMERHEAD SHALL BE PROVIDED AT INTERSECTION OF LASSITER BLVD. AND SWEET IRINE STREET FOR PHASE I DEVELOPMENT.
13. ALL WATER, SEWER AND STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRYAN DESIGN STANDARDS.

LEGEND

- PROPERTY LINES
- RIGHT OF WAY LINES
- PROPOSED RE-ZONING (MF)

DEVELOPMENT PLAN

TRADITIONS BEND TOWNEHOME SUBDIVISION

TRACT 'A' - 10.281 ACRES
PROPOSED ZONING PLANNED DEVELOPMENT (PD)

TRACT 'B' - 4.858 ACRES
ZONED COMMERCIAL (C)

BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY 2006

DEVELOPER
SAINT CHARLES DEVELOPMENT, LLC
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COLLEGE STATION, TEXAS 77842
(979) 412-3385

SURVEYOR
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SHEET 1 OF 1
#E001002-08-01

R206-03